

Valley Center Community Planning Group

Minutes for the February 11, 2008 Regular Meeting

Chairman: Oliver Smith Vice Chairman: Susan Simpson Secretary: Deb Hofler

7:00 pm at the Valley Center Community Hall; 28246 Lilac Road, Valley Center CA 92082

A=Absent Ab=Abstain A/I=Agenda Item BOS=Board of Supervisors DPLU=Department of Planning and Land Use IAW=In Accordance With N=Nay P=Present SC=Subcommittee TBD=To Be Determined VCCPG=Valley Center Community Planning Group Y=Yea

Forwarded to Members: February 12, 2008

Approved: April 14, 2008

1. Call to Order and Roll Call by Seat #:											07:00			
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
SCHWARTZ	SIMPSON		COULOMBE	WASHBURN	ROBERTSON	SMITH	MONTROSS	KSIMPSON		HUNTINGTON	LAYNE	HOFLER	VANKOUGHNETT	SHOEMAKER
P	P		P	P	P	P	P	P		A	P	P	P	A

Notes: Hofler arrived 15 minutes late. Layne arrived one hour late. Coulombe had to leave after 30 minutes due to a family emergency.

Quorum Established: 9

Yes (X)

2. Pledge of Allegiance

3. Open Forum:

- a) Wayne Hilbig – Valley Center History Museum – Museum is having a major fund raising undertaking. It needs \$10,000.00 per year for expenses and wants a Guardian Fund of \$250,000.00. Currently it has \$120,000.00. The Friends of the V.C. History Museum is a 501(c)3 charity so all donations are tax deductible.
- b) Maia Prinsin – Discussed the transport of Mobile Homes through Valley Center legally. The transporter must have a mobile home permit. They are allowed a 9:00 am to 4:00 pm transport time and must be in California Highway Patrol compliance. She is noticing that the transport companies in V.C. are not in compliance.
- c) Leslie Coulombe – Zoning issues on VC Road. The old modular homes on the lot. They are an eyesore.

4. Announcements & Items of Public Interest:

- a) Please sign the voluntary attendance sheet.
- b) Hearing date changed to February 22, 2008 for PAA 07-001-2 Fruitvale Rd between Twain Way and High Point Drive (zoning and ordinance compliance issues.)
- c) Dale Huntington has resigned from the PG.
- d) State of code compliance issue on 14805 Fruitvale Rd. New church is starting services across the street from the Mormon church. Neighbors are concerned. Zoning inspector is supposed to come out and evaluate. The congregation is from the Catholic church from Pauma Valley.
- e) General Plan Update– presentation by Devin Muto of DPLU. [The GP Update Subcommittee is meeting on Feb. 21, 2008 at 6:00 p.m. at the Library.] The new mgmt is committed to seeing the project through, with the PGs involved. Advisory groups: Steering committee and another group, called the 'interest group', consisting of environmentalists, farmers etc..., are also meeting and giving input (about once every 3 months.) The text of the GP2020 is now being completed. There are 7 elements of this text. They plan on completing it on schedule. There are now three maps: the referral map, hybrid map, and draft map. There is a table that explains these changes. See Appendix 1. There are also Village Limit lines that need to be implemented. (Deb Hofler interrupted at this point to make Mr. Muto aware that we had already done these and would be happy to forward the finished product to them). Appendix 2. There are also several VC boundary adjustments that were presented. The one with Bonsall was declined by the Bonsall PG. Appendix 3.
 Washburn – I support all of the proposed boundary adjustments as presented. They all make sense.
 Smith – We will vote on the adjustments at the next PG meeting.
 Washburn – Will we be able to incorporate our community plan? Don't know yet. We will be

	<p>consulting on this.</p> <p>Washburn – What about town center planning? A: This is still moving forward. We will be using experts on this.</p> <p>Washburn – We like the Urban limit line that is more concrete. We would like it to be enforceable. A: Definitely request this.</p> <p>K. Simpson – Will you honor what has already been done? A: We will try but we have not gone thru the environmental process and public review.</p> <p>K. Simpson – Legally, if the EIR is conducted for a particular range but the new map had something different, then the EIR is no longer valid. Would this mean that we are fairly safe with the current maps? A: It is a process to change things.</p> <p>K. Simpson – What is the origination of the changes on the map? A: The individuals that asked.</p> <p>Smith – We have more changes than any other area. We are concerned about the integrity of the community input and planning.</p> <p>K. Simpson – Where will the Comm. Plan be put if it is not part of the General Plan. A: It would still be adopted but as a separate entity.</p> <p>Joe Tanalski – Will all of these maps go thru the EIR process. A: yes</p> <p>Hofler – Before we were actively working on local public roads. Will this continue? And when? A: We will start it back up again. Hopefully, we will have a plan within 6 months.</p> <p>K. Simpson – Could you ask certain developers to dedicate land to the Cemetery? A: We cannot require anything but we can ask.</p>
f)	<p>Discussion and possible vote on support for Board Of Supervisors TIF fee reduction.</p> <ol style="list-style-type: none"> 1. In 2005, the San Diego County Board of Supervisors adopted a Transportation Impact Fee ordinance (TIF) that imposed fees for development projects in San Diego County. The objective of the program was to raise money for future transportation facilities that would be required in order to accommodate increased traffic created by new projects. 2. The TIF fees are different for every community and for different types of development projects. In Valley Center, the TIF ordinance provides for fees of up to \$69/sq ft for neighborhood shopping center projects, and \$6961 for a single family home. Actual fees may be viewed on page 131 of the TIF Report, which may be viewed at: http://www.sdcountry.ca.gov/dpw/land/pdf/TransImpactFee/TIFReport.pdf 3. Many stakeholders believe the current fee structure for commercial development in Valley Center is excessive and will preclude commercial development in our community. Additionally, some are concerned that the relatively low residential rates constitute an incentive to create greater amounts of residential development. Greater residential development without needed local commercial development will result in greater numbers of commuters, longer distance trips, and commutes of a longer time duration when compared to balanced local development. <p>The Board of Supervisors will reassess this issue in coming weeks and is seeking input from our community.</p> <p>K. Simpson – the rates in VC for commercial development are disproportionately much higher than residential and much higher than in other areas. [One percent fee for residential vs. \$69.00 per square foot for commercial.]</p> <p>Bill Lewis and Steve Flynn – We are trying to develop the land south of VC road in the southern node. The TIF fee is in effect a new moratorium. This lack of commercial amenities actually increases traffic on our local roads. The growth of VC has been disproportionate toward residential. There is a tremendous need in this community, approx. 76,000 square feet. This causes excess mileage for grocery trips. This community center that we are proposing will reduce travel by 8 million miles per year. That means every household will save 1000 miles per year. This will also reduce emissions. The bigger developments will actually have less fees per development and this will potentate the big box development. The TIF fee is flawed. The 'reduction' that was voted on by the Board of Supervisors took away any road improvement 'credits'.</p> <p>Schwartz – The TIF fee varies between the unincorporated areas. Why is this? A: the calculations vary depending on where you are and what links are required to different parts of the county.</p> <p>Washburn – the CIP list is also part of the calculations.</p>
<p>Motion: The Valley Center Community Planning group supports action by the Board of Supervisors to review</p>	

and modify applicable Transportation Impact Fees in order to facilitate balanced commercial and residential development in Valley Center.

SCHWARTZ	SIMPSON		COULOMBE	WASHBURN	ROBERTSON	SMITH	MONTRUSS	K. SIMPSON		HUNTINGTON	LAYNE	HOFER	VANKOUGHNETT	SHOEMAKER
Y	Y		A	Y	Y	Y	Y	Y		A	Y	Y	Y	A

Maker/Second: K. Simpson/VanKoughnett

Carries: 10 - 0 - 0

Notes:

5. Approval of Minutes:

Motion: The PG approves the January 14, 2008 minutes as disseminated.

Maker/Second: Schwartz/Robertson

Carries (Y-N-A): 10 - 0 - 0

Notes:

6. Land Use Items:

6.a. TPM21105, Robinson Estates, Andreen Rd/Circle R Dr (Smith)

Discussion & Comments: 11.2 acres split into 4 lots, owner: Roy & Daisy Robinson, engineer: Larry Paxton, Paxton Surveying and Engineering. The issue includes easement access problems. The Deer Springs Fire protection requires a 32 foot wide road. The easement bisects an avocado grove owned by Matt Stehly.

Layne - This is a very wide road for Valley Center. I think this is an undue burden on the home owner.

Kent Turner - Why so wide? The vehicles are less than 9 foot wide.

Paul Herigstad - The rule is ambulance out, fire truck in.

Motion: Recommend approval of the project within the boundaries of the scoping letter. Ask the county to take into consideration the impact of the requirement of 32 foot wide road for three home sites on the property owner.

SCHWARTZ	SIMPSON		COULOMBE	WASHBURN	ROBERTSON	SMITH	MONTRUSS	K. SIMPSON		HUNTINGTON	LAYNE	HOFER	VANKOUGHNETT	SHOEMAKER
Y	Y		A	Y	Y	Y	Y	Y		A	Y	Y	Y	A

Maker/Second: Smith/Washburn

Carries: 10 - 0 - 0

Notes:

6.b. Vacation 2007-0172 (K. Simpson) - continued

Discussion & Comments: Department of General Services request to vacate parcels dedicated for future street use adjacent to Banbury Drive

6.c. TPM21113 Turner's Site (Van Koughnett)

Discussion & Comments: Sandy Hill Drive, 16.8 acres into 4 lots, owner: Kent & Mary Turner, engineer: Alta Consultants. Near Champagne Blvd. and Old Castle Road. The neighbors support this. He has to extend Sandy Hill Drive 500 feet.

Motion: Approve the project as submitted

SCHWARTZ	SIMPSON		COULOMBE	WASHBURN	ROBERTSON	SMITH	MONTRUSS	K. SIMPSON		HUNTINGTON	LAYNE	HOFER	VANKOUGHNETT	SHOEMAKER
Y	Y		A	Y	Y	Y	Y	Y		A	Y	Y	Y	A

Maker/Second: Van Koughnett/K. Simpson

Carries/Fails (Y-N-A): 10 - 0 - 0

Notes:

7. Announcements & Items of Interest to the VCCPG:

a)

Seat Vacancy: Paul Herigstad and William Brodhag

Paul Herigstad - lived in VC for 10 yrs. Worked in the building industry and land development for 35 years. Is very comfortable with all aspects of what was discussed tonight.

	William Brodhag – Architectural design background. I like solving problems, no preconceived notions.													
b)	Valley Center Rd Code Compliance letter - discussion and possible vote.													
Discussion & Comments: Schwartz – Brought this in front of the PG but upon further consideration, this is not within the prevue of the PG.														
Motion: To table this subject until further notice.														
SCHWARTZ	SIMPSON		COULOMBE	WASHBURN	ROBERTSON	SMITH	MONTROSS	KSIMPSON		HUNTINGTON	LAYNE	HOFLER	VANKOUGHNETT	SHOEMAKER
Y	Y		A	Y	Y	Y	Y	N		A	Y	Y	Y	A
Maker/Second: Schwartz/Layne								Carries (Y-N-A): 9 – 1- 0						
c)														
8. Subcommittee Reports & Business:														
a) Brook Forest – (open), Chair.														
b) Castle Creek – (open) Chair														
c) Circulation – Deb Hofler, Chair.														
d) GP Update – Andy Washburn, Chair. February 21, 2008 mtg at the Library at 6:00 pm.														
e) Nominations – Leon Schwartz, Chair.														
f) Northern Village – Deb Hofler, Chair.														
g) Orchard Run – Deb Hofler, Chair. There is no contract with VCMWD. THE new planner is not familiar with the project and has to get back with me.														
h) Paradise Mountain – open, Chair.														
i) Rancho Lilac – Frank Shoemaker, Chair.														
j) Rules Revision – Keith Simpson, Chair.														
k) Southern Node —Terry Van Koughnett, Chair. February 28, 2008 at the Library at 6:00 pm. to discuss the Alti project.														
l) Segal Ranch (formerly Spanish Trails)—Oliver Smith, Chair. – Subcommittee met with developer on 31Jan08, next action is to setup possible charrette on Conservation Subdivisions.														
m) Strategic Planning—Keith Simpson, Chair.														
n) Tribal Liaison – Terry Van Koughnett, Chair.														
o) Valley Center Church – Terry Van Koughnett, Chair. Presentation by the proponent: The church was redesigned due to cost considerations. They are ready to resubmit. The site is flipped to increase access to site and reduced grading.														
p) Website – Terry Van Koughnett, Chair.														
9. Correspondence Received:														
a. Clerk of the BOS to distribution, BOS meeting agenda for January 29-30, 2008.														
b. Notice of Public Hearing, LRC Plan Amendment Authorization, PAA07-001. February 22, 2008														
c. Clerk of the BOS to distribution, BOS meeting agenda for February 12-13, 2008														
d. Notice of Completion of a Draft Environmental Impact Report, South Village, with Disc.														
10. Requests for Items on Upcoming Agendas:														
a) Possible Lot Split S07-047 Gordon Hill, -Susan Simpson														
b) Valley center Parks & Rec. presentation for changes to 9.5 acres adjacent to VC Road														
c) GP Update Land Use Element draft document , comments and vote														
11. Motion to Adjourn: motion to extend meeting 10 min. Smith/Schwartz 10 – 0 – 0														
Maker/Second: Hofler/Washburn								Vote: 10 – 0 – 0						
Notes:														